

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

## Quit Claim Deed

Salt Lake County

Affecting Tax ID No. 21-04-329-013  
Parcel No. 15-7:312:MT2Q  
Project No. I-15-7(7)298

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to \_\_\_\_\_, Grantee, at \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_, Zip \_\_\_\_\_, for the sum of \_\_\_\_\_ Dollars, and other good and valuable considerations, the following described tract of land in \_\_\_\_\_ County, State of Utah, to-wit:

A tract of land situate in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 4, T2S, R1W, SLB&M, said tract having been disclosed as PARCEL 2 by that certain survey dated October 2<sup>nd</sup>, 2006, prepared by Stanley Consultants, Inc., certified by Craig R. Yates, Utah Land Surveyor, License No. 5398429. The boundaries of said tract of land are described as follows:

Beginning at a Stanley Consultants, Inc., stamped rebar and cap marking the intersection of an existing east-west chain link fence which defines the southerly boundary of said tract of land, with an existing north-south fence which defines the easterly line of the Roxborough P.U.D. Phase III Subdivision, said rebar and cap being 644.62 ft S 89°51'30" W along the Section line (basis of bearing); 53.00 ft N 00°01'42" W; 1266.98 ft N 00°01'42" W; 12.79 ft S 89°51'30" W; 213.12 ft N 00°01'42" W to the true point of beginning; and running thence N 00°01'42" W 1117.00 ft along the said easterly line of the Roxborough P.U.D. Phase III Subdivision and the easterly line of Roxborough P.U.D. Phase I Subdivision to the southerly line of Briargate No. 2 Subdivision; thence N 89°50'46" E 609.33 ft along said southerly line to the westerly right-of-way line of a Salt Lake County road known as Constitution Boulevard (2700 West Street), said road dedicated by a plat recorded as Entry No. 2582487, in Book 73-11 on Page 104 on file in the office of the Salt Lake County Recorder; thence S 00°00'48" W 1116.57 ft along said westerly right-of-way line to the said existing east-west chain link fence; thence S 89°48'19" W 608.52 ft along said chain link fence to the point of beginning. The above described parcel of land contains a total of 680,035 square ft (15.611 acres) in area, more or less.

SUBJECT TO a perpetual easement, on file in the office of the Salt Lake County Recorder as entry number 3264034, in Book 4844 on page 516, granting to Salt Lake County, for the purpose of constructing and maintaining thereon storm drains, sewer lines and water lines and appurtenant parts thereof. The boundaries of said perpetual easement are described as follows:

Beginning on the north boundary line of said entire tract at a point 50.0 ft. west from the center of said Section 4; thence West 610.0 ft.; thence South 146.5 ft.; thence N. 65°00'00" E. 182.11 ft.; thence East 400 ft.; thence S. 80°00'00" E. 45.7 ft., more or less, to the west right of way line of 2700 West Street; thence North 77.47 ft. along the right of way line to the point of beginning, containing 1.12 acres, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 136, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

**IN WITNESS WHEREOF**, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_, by its Director of Right of Way.

STATE OF UTAH	)	UTAH DEPARTMENT OF TRANSPORTATION
	) ss.	
COUNTY OF SALT LAKE	)	By _____
		Director of Right of Way

On the date first above written personally appeared before me, \_\_\_\_\_, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

**WITNESS** my hand and official stamp  
the date in this certificate first above written.

\_\_\_\_\_  
Notary Public

**UTAH DEPARTMENT OF TRANSPORTATION**

**\* SUMMARY OF "Q" DEEDS**

**Sheet No. 41**

**Location:** Approx. 4500 South Constitution Blv'd (2700 West)

**R/W Index** (F.A. Project or State Route No.) I-15-7(7)298

<b>Parcel No.</b>	<b>Grantee</b>	<b>Acres/Sq. Ft.</b>	<b>Remarks</b>
15-7:312MT2Q		15.611Ac./680,034 Sq. Ft.	Subject to Salt Lake County Perpetual Easement

**Prepared by:** JBT 10/24/06

**Map Sheet M-586**

**Checked by:** GAE 10/25/06

**RW-54 (1/94)**

1632579

BOOK 1579 PAGE 254

Recorded at Request of State Road Commission  
 at 9:19 17 M Fee Paid \$ No Fee  
 NELLIE M. JACK, Recorder Salt Lake County, Utah  
 By Secy Dep. Ref. D 54-22-38

JAN 20 1959

2-15-7(7)2494  
 01-7:312:MT

## WARRANTY DEED

Clifford B. Harker and Helen Harker, his wife  
 of Granger, County of Salt Lake, State of Utah  
 hereby convey and warrant to the STATE ROAD COMMISSION OF UTAH  
 for the sum of Thirty-seven Thousand, Two Hundred and Eighty dollars and No/100 Dollars,  
 the following described tract of land in Salt Lake County, State of Utah, to-wit:

A parcel of land situated in the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 4, T. 2 S., R. 1 W., S.L.M.,  
 the boundaries of which are described as follows:

Beginning at the center of said Section 4; thence South 1290 ft.; thence West 40 rods; thence North 1290 ft.; thence East 40 rods to the point of beginning, containing 19.55 acres, of which 0.98 acre is now occupied by an existing county road. Balance 18.57 acres.



WITNESS, the hands of said grantor s this

7th

day of

January

, A.D. 19 59

Signed in the presence of:

STATE OF }  
 County of Salt Lake } ss.

On the 7th

day of January

A.D. 19 59 personally

appeared before me Clifford B. Harker and Helen Harker, his wife

the signer s of the within instrument, who duly acknowledged to me that t he y executed the same.

My Commission expires August 30, 1959

Form R W-1

Prepared by R.G.W. 10/20/58

Notary Public

51140

Parcel No. 01-7:312:MTEQ  
Project No. I-15-7(7)298

3264034

EASEMENT

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby grants and conveys to SALT LAKE COUNTY, Grantee, for the sum of Ten Dollars (\$10.00) and other valuable considerations. . . . Dollars, a perpetual easement, upon a part of an entire tract of property, in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 4, T. 2 S., R. 1 W., S.L.B.&M., in Salt Lake County, Utah, for the purpose of constructing and maintaining thereon storm drains, sewer lines and water lines and appurtenant parts thereof.

Said part of an entire tract is described as follows:

Beginning on the north boundary line of said entire tract at a point 50.0 ft. west from the center of said Section 4; thence West 610.0 ft.; thence South 146.5 ft.; thence N. 65°00'00" E. 182.11 ft.; thence East 400 ft.; thence S. 80°00'00" E. 45.7 ft., more or less, to the west right of way line of 2700 West Street; thence North 77.47 ft. along the right of way line to the point of beginning, containing 1.12 acres, more or less.

The Grantee agrees as part of the terms of this easement to restore the surface of the ground to its original condition following any installation or repairs to the facilities for which this easement is granted.

D114-24-36

Note

Utah Department of Transportation  
C. Wayne Maberry

APR 13 5 17 PM '79

KATIE L. DIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

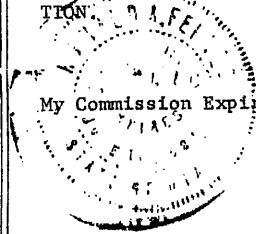
IN WITNESS WHEREOF, the said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 27th day of March, A.D. 1979, by its Director.

UTAH DEPARTMENT OF TRANSPORTATION

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

By William D. Hurley  
Director

On the 27th day of March, A.D. 1979, personally appeared before me William D. Hurley, who by me duly sworn did say that he is the Director, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.



My Commission Expires: June 18, 1981

David A. Feinberg  
Notary Public

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